



Welbeck Road | Choppington | NE62 5NH

Offers In The Region Of £100,000

This home will appeal to all first time buyer this has been updated by the current vendor and offers the opportunity for someone to change to suit their needs or stay with the current decor. Located in the popular estate in Choppington this home offer open views to the rear over the river Wansbeck. The lounge has had a log burner installed and is the heart of the home. The ground floor also offers kitchen/diner and downstairs cloaks. The first floor has two double bedrooms and a family bathroom. Externally off street parking to the front and a garage/ workshop to the rear with garden overlooking the river. Viewing is essential to appreciate this lovely home.

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Semi Detached House

Ideal First Time Buyer

Two Bedroom

Off Street Parking

Kitchen/Diner

Freehold

Downstairs Wc

EPC:C / Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Log burner

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Shared yard and driveway with neighbour

Has Japanese Knotweed or other evasive species ever grown within the property boundary or close vicinity?
Not spotted in the boundary of this property – but in wooded area at the rear of property, several meters from bottom of garden.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

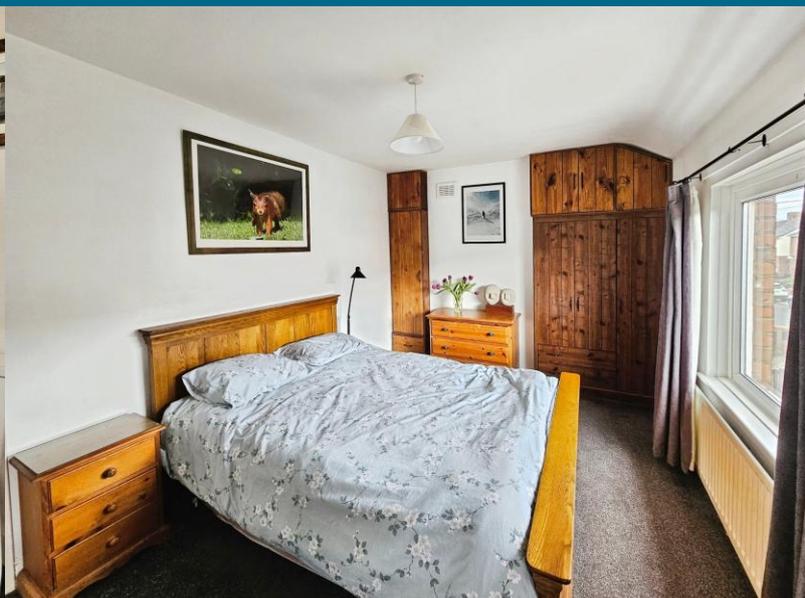
EPC RATING: C

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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, wood flooring, double radiator.

Downstairs Wc 4.61ft x 3.45ft (1.40m x 1.05m)

Low level wc, wash hand basin(set in vanity unit), laminate flooring, double glazed window, heated towel rail.

Lounge 13.28ft x 11.77ft (4.04m x 3.58m)

Double glazed window to front, double radiator, fire surround with log burner, built in storage cupboard, television point, coving to ceiling.

Kitchen 14.82ft x 8.75ft (4.51m x 2.66m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, wood door to rear porch.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 14.08ft x 9.52ft (4.29m x 2.90m)

Two double glazed window to front, built in cupboard.

Bedroom Two 11.18ft x 8.35ft (3.40m x 2.54m)

Double glazed window to rear, single radiator, built in cupboard.

Bathroom 8.77ft x 8.00ft (2.67m x 2.43m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, single radiator, part tiling to walls, extractor fan.

External

Driveway to front, bushes and shrubs, gravelled area.

Rear garden laid mainly to lawn, patio area, bushes and shrubs.

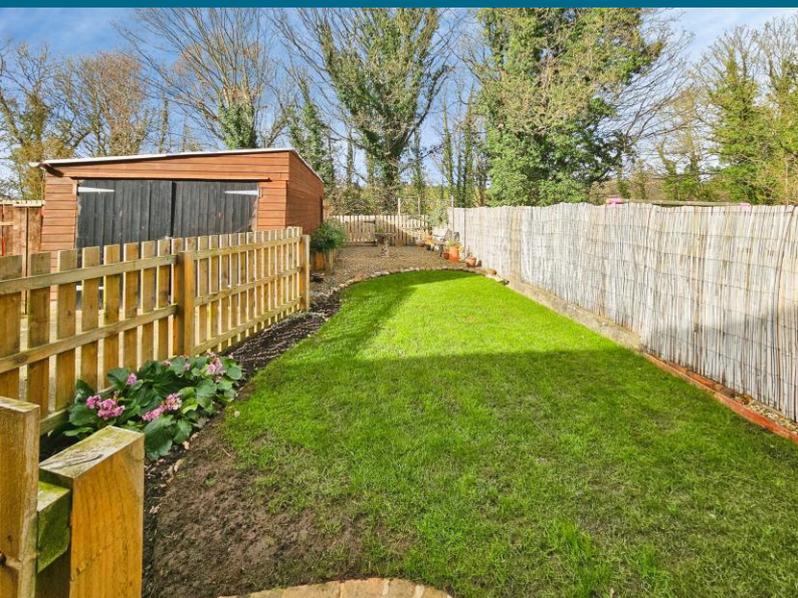
Garage

Detached garage, power and lighting, wood doors to front and side.

Floorplan to follow

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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